

PART II

Residential Housing Accessibility Guidelines (RHAG)

13.3 Requirements.

13.2.2 Residential.

RHAG 13.2.2(1)	Residential Occupancies	Does dispersal of an accessible unit mean geographically, by unit, or both? Or, is dispersal determined on an individual project basis? [AAC 98-01; Rul: 04/98 re UFAS 4.14.11] [AAC 93-24.552; Rul Eff: 01/01/94] <i>The dispersal determination of accessible units is based on the total number of units in the project. Units should be dispersed as per AAC 1998-02. However, when determining to provide accessible units, accessible units may not be deferred to a later project or phase.</i>
RHAG 13.2.2(1)	Residential Occupancies	Does "5% of total or at least one unit" apply to projects with more than one type of unit? [AAC 98-02(1); Rul: 04/98] <i>Accessible units shall be dispersed based on the total unit count, and dispersal according to unit types is required until the minimum percentage of accessible units are met. Dispersal of units applies to new projects.</i>
RHAG 13.2.2(1)	Residential Occupancies	For projects consisting of less than 15 units, do any of the units have to be accessible? [AAC 98-02(2); Rul: 04/98] <i>For projects of 15 or less units, no units are required to meet the minimum requirements of RHAG 13.2.2. However, this does not preclude compliance with other requirements, e.g., Federal Fair Housing Guidelines.</i>

13.3 Requirements for Accessible Dwelling Units.

13.3.2 Minimum Requirements

RHAG 13.3.2(4)	Parking Spaces Signage	Is an assigned stall that is being made accessible for a tenant at residential units required to have accessible signage as specified in 4.6.4? [AAC 99-01; Rul: 02/99] <i>No. When parking stalls in residential facilities are assigned, International Symbols of Accessibility (ISA) and "Van-Accessible" signs (as required) are not required to designate the accessible parking stalls, but those stalls shall comply with other minimum accessibility requirements.</i>
RHAG 13.3.2(4)(d)	Parking Spaces Van Spaces	How is van accessible parking (ADAAG 4.1.2(5)(b)) applicable to single family detached dwellings with 1 or 2 carport garages? [AAC 98-03; Rul: 04/98] <i>Van accessible parking stalls are not required for single family detached dwelling units. Whether a 1 or 2 carport or garage shall be considered as a parking area shall be determined by the local zoning ordinances.</i>

RHAG 13.3.2(13)(d)	Accessible Spaces Door Thresholds	<p>Can there be an exception to allow higher door thresholds or a change in level to prevent water damage of the unit? [AAC 96-02; Rul: 02/96]</p> <p><i>No. Door thresholds or a change in level at patios, terraces, or balconies shall comply with ADAAG 4.3.8 and 4.13.8. Where it is necessary to utilize a higher door threshold or a change in level to protect the integrity of the unit from wind or water damage, specific designs for the conditions may be submitted for a variance when equivalent or greater accessibility is provided.</i></p>
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13.3.6 Kitchens.

RHAG 13.3.6(4)(c)	Work Surface	<p>What does the 2-inch maximum thickness and supporting structure over the required clear area mean? How does it apply? [AAC 98-04; Rul: 04/98]</p>
13.3.6(5)(f)	Sink Counter Thickness	<p><i>The requirement for 2 inches maximum over the required clear area shall not be required. However, for both work surfaces and sinks, knee clearance that is at least 27 inches high, 30 inches wide, and 19 inches deep shall be provided underneath. Base cabinets, if provided, shall be removable under the full 30-inch minimum frontage of the counter/sink. The finish floor shall extend under the counter to the wall.</i></p>

13.3.7 Laundry Facilities.

RHAG 13.3.7	Laundry Facilities	<p>(1) Must laundry tray faucets be accessible even though laundry trays are not addressed in the guidelines? (2) If a public or common use counter is provided at the laundry room, must a portion of the counter be accessible? [AAC 98-05; Rul: 04/98]</p> <p><i>(1) Neither laundry trays or laundry tray faucets are required to be accessible. (2) If a common use counter is provided at a laundry room, a 30-inch wide portion of the counter is required to be accessible for a front approach per ADAAG 4.1.3(18) and 4.32.</i></p>
RHAG 13.3.7	Laundry Facilities	<p>Can Section 13.2, Requirements, be used as a "catch-all" for areas not specifically covered by the RHAG; e.g., laundry trays? [AAC 98-05(3); Rul: 04/98]</p> <p><i>RHAG 13.2, Requirements, can not be used as a catch all for all areas not covered by the guidelines. However, it would cover public and common use areas, and elements if they are scoped.</i></p>
ADAAG 4.14.1	Minimum Number Entrances at Dwelling Units	<p>When projects have multiple dwellings that fall under the jurisdiction of HRS 103-50 are accessible dwelling units required to be geographically dispersed or can they be clustered? If they can be clustered, under what circumstances would it be acceptable? [AAC 92-08; Rul 06/07/92 re: UFAS 4.14.11] [AAC 93-24.552; Rul Eff: 01/01/94]</p> <p><i>ADAAG does not specifically address the concepts of occupancy classifications or dispersed housing. It is the opinion of the AAC that it is the intent of accessibility law and design standards to prevent segregation and provide equal access to persons with disabilities. Accessible dwelling units shall be dispersed throughout housing projects subject to HRS 103-50.</i></p>